



## CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Conduct a public hearing to consider the appeal from Noorul Akbar regarding the requirements of a Notice and Order to Repair for the property located at 511 Alicante (APN: 031-200-16)

**MEETING DATE:** August 3, 2005

**PREPARED BY:** Community Development Director

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**RECOMMENDED ACTION:** Conduct a public hearing to consider the appeal from Noorul Akbar regarding the requirements of a Notice and Order to Repair for the property located at 511 Alicante (APN: 031-200-16). After reviewing the Staff Report and all relevant testimony through the public hearing, it is recommended that the City Council deny the appeal of Noorul Akbar, requiring that he make the required corrections to substandard housing conditions as called for in the Notice and Order to Repair.

**BACKGROUND INFORMATION:** The Appellant owns the property located at 511 Alicante Drive in Lodi, where there currently exists a single-family dwelling with a detached garage. There is also an addition at the rear of the detached garage structure that is planned for use as an extended living area for the main dwelling.

Community Improvement Division staff responded to this property in April of this year, in response to a complaint of illegal/unpermitted remodeling or construction. After conducting an inspection of the premises and a thorough review of our records for this property, Community Improvement Officer Robert Holdsworth prepared the appropriate Notice and Order to Repair, which listed the substandard housing conditions and deficiencies that were found upon the property, as well as the related corrective actions necessary to eliminate or abate those conditions.

A copy of that Notice and Order to Repair, dated June 6, 2005, is attached as Exhibit "A". Upon receiving the Notice and Order, Mr. Akbar contacted our office to contest a number of the items on that Notice and Order. Mr. Akbar was advised that the Uniform Housing Code allows for the appeal of any contested items of that Notice and Order and that the City Council has been designated as our Board of Appeals. Mr. Akbar submitted a formal written request for appeal within the required ten days. Through the initial administrative review of the appeal, all but two items that Mr. Akbar had noted in his appeal have been able to be resolved. A detail of that review and the resolution of those issues are outlined in a letter attached as Exhibit "B".

APPROVED: \_\_\_\_\_

Blair King, City Manager

The first, Item 1, pertains to the lack of an adequate foundation for the existing addition to the garage structure. The second, Item 2, pertains to lack of adequate separation between earth and wood. Both of these conditions are identified per the Uniform Housing Code as substandard building conditions. The correction of Item 1, which calls for the installation of an approved perimeter foundation footing, will also address the violation noted in Item 2, by providing a raised stem wall for the wood sill to sit upon, thereby providing adequate separation between the wood framing material and grade level.

The addition to the detached garage structure in question was done with permit in 1953. The Building Code requirements in effect at that time still would have called for a perimeter foundation for that addition. It appears however, that the addition was inspected and approved without a foundation footing at that time. According to our permit records and additional documentation from the County Assessor's Office, the original use of that addition was classified as the same use as the garage, so it was legally used as additional storage and referenced in one document as a "rumpus" room or play area.

From the review of our records and again those of the Assessor's Office, that addition was later converted to use as conditioned living space, but as an extension of the main dwelling and not a separate dwelling unit. There is extensive communication from the Planning Division to the owner at the time in the early 1970's, acknowledging the use of the addition as conditioned living space, but no records of any permits for the creation of the conditioned living space. This would have been the second opportunity for the City to catch the deficiencies noted in the current Notice and Order. The Building Code requirements for the foundation and grade separation that we are calling for today at this property are the same that were in affect during that time. Mr. Akbar's position in our discussions of this matter which have led to the appeal of these two issues has been that if the City did not catch these violations before with the previous owner, therefore he should not be burdened with the responsibility of correcting them now.

In an attempt to provide a reasonable alternative for compliance, we have proposed that these two corrections can be deferred for an indefinite period of time, as their presence does not create the immediate health, fire or safety concern that the other noted substandard conditions do. This deferral would be accomplished through the recordation of a Notice of Substandard Conditions with the S.J. County Recorder's Office. This would allow for these two specific repairs to be completed at a later date, when the property is either sold or transferred to another property, or the property is refinanced. The recorded Notice puts any interested party, lender or Title Company on notice that there are outstanding conditions that need to be addressed.

In addition to that recordation, we would also require that pressure-treated materials be used in the replacement of any deteriorated wood material that is in close proximity to grade level. This will provide additional protection for those materials that are exposed to conditions which contribute to the more rapid deterioration, such as the lack of adequate separation from grade level.

If the Council chooses to deny the appeal, unless otherwise stated by Council in their decision, Mr. Akbar will still have the ability to defer these two compliance issues.

**FISCAL IMPACT:** None

**FUNDING AVAILABLE:** Not Applicable



Joseph Wood  
Community Development Director

Attachments

cc: Noorul Akbar

CITY COUNCIL

JOHN BECKMAN, Mayor  
SUSAN HITCHCOCK,  
Mayor Pro Tempore  
LARRY D. HANSEN  
BOB JOHNSON  
JOANNE L. MOUNCE

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
COMMUNITY IMPROVEMENT DIVISION  
(209) 333-6823  
FAX (209) 333-6842

BLAIR KING, City Manager  
SUSAN J. BLACKSTON  
City Clerk  
D. STEPHEN SCHWABAUER  
City Attorney

**NOTICE AND ORDER**  
**(U.H.C. SECTION 1101)**

June 6, 2005,

Wali Akbar ETAL  
707 El Capitan Dr.  
Lodi, CA 95242

Page 1 of 4

**SUBJECT ADDRESS: 511 ½ ALICANTE DR.                      APN: 031-200-16**

An inspection of the above-mentioned property was made by the Community Development Department and the violations listed in attached Notice and Order have been found and must be corrected to bring this property into compliance with the Uniform Housing Code. Compliance is not limited to code violations cited, but to all applicable codes required and necessary to bring this property into compliance.

**Pursuant to Section 301 of the Uniform Housing Code, no building or structure regulated by that code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the Community Development Department - Building Division. Such permit(s) must be obtained within 30 days from the Building Division at 221 West Pine Street, Lodi, California, 95240.**

All work is to commence within 30 days and be completed within 60 days from the date of this Notice and Order. Failure to commence repairs or obtain required permits for repair or demolition within the 30 days or failure to complete repairs or demolition within the time period specified above may result in (1) an order being issued that the building be vacated and posted to prevent further occupancy until the work is completed, and (2) the Building Official may proceed to cause the work to be done and charge the costs thereof against the property or its owner.

**EXHIBIT "A"**

May 23, 2005

Wali Akbar ETAL  
707 El Capitan Dr.  
Lodi, CA 95242

Page 2 of 4

**SUBJECT ADDRESS: 511 ½ ALICANTE DR.                      APN: 031-200-16**

Any person having record title or legal interest in this property may appeal from this Notice and Order to the City Council in accordance with section 15.24.040, Lodi Municipal Code. Any appeal must be made in writing and submitted within 10 days from the date of mailing of this notice. This may be done by filling out an application at the Community Development Department, 221 West Pine Street, Lodi, California. Failure to file such an appeal in accordance with the provisions of sections 15.24.040 of the Lodi Municipal Code shall constitute a waiver of all rights to an administrative hearing and adjudication of the Notice and Order or to any portion thereof.

Your maintenance of substandard housing may subject you to loss of deductions for interest, depreciation, taxes, and amortization pursuant to the Revenue and Taxation Code of the State of California, sections 17274 and 34436.5.

**NOTE:** Failure to abate will result in reinspection fee(s) for each inspection until compliance is obtained. The amount charged for reinspection(s) is determined by the fee schedule of the individual departments.

If you have any questions regarding this matter, please contact **Robert Holdsworth at (209) 333-6823.**

COMMUNITY DEVELOPMENT DEPARTMENT

**COPY**

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ROBERT HOLDSWORTH  
COMMUNITY IMPROVEMENT OFFICER  
COMMUNITY IMPROVEMENT DIVISION

June 6, 2005  
Wali Akbar ETAL  
707 El Capitan Dr.  
Lodi, CA 95242

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**SUBJECT ADDRESS: 511 ½ ALICANTE DR.                      APN: 031-200-16**

## **EXTERIOR**

1. The foundation for living unit, attached to the back of the garage, lacks a foundation footing. See "Permit Requirements" for additional information.  
**Uniform Housing Code Section 1001.3.1**
2. The wood sill for the wall framing through the structure is a grade level and shows signs of deterioration due water intrusion.  
**Uniform Housing Code Section 1001.3.1**
3. There is a separate electric meter and sub panel for the unit located at the north side. Contact Lodi Electric Utilities to have the meter removed. A second unit is not allowed as indicated in the street file documents for this address.  
**Uniform Housing Code Section 1001.14**
4. The exterior siding is weathered. There are indications of water intrusion and deterioration. Repair/replace the exterior siding around the unit and attached garage in an approved manner.  
**Uniform Housing Code Section 1001.8.2**
5. A substandard breezeway was constructed attaching the residence to the garage. A review of the street file indicates no permit obtained. Remove the breezeway in an approved manner  
**Uniform Housing Code Section 301(2)(3)**
6. Remove the second PG&E gas meter at the back of the property in an approved manner. A second unit is not allowed as indicated in the street file documents.
7. The water heater compartment is badly weathered and not water tight. Rebuild this compartment in an approved manner.  
**Uniform Housing Code Section 1001.8.4**

## **INTERIOR**

8. There is no occupancy separation between the garage and the existing unit. Install 5/8" type X GWB on the garage side of the wall to meet fire requirements  
**Uniform Housing Code Section 1001.9**
9. There is substandard and hazardous wiring in the unit. Remove this wiring in an approved manner. See Permit requirements for additional requirements.  
**Uniform Housing Code Section 1001.5**

June 6, 2005

Wali Akbar ETAL  
707 El Capitan Dr.  
Lodi, CA 95242

Page 4 of 4

**SUBJECT ADDRESS: 511 ½ ALICANTE DR.                      APN: 031-200-16**

10. There is new romex wiring installed without a permit or inspection. See Permit Requirements for additional information.

**Uniform Housing Code Section 301(2)(3)**

**Uniform Housing Code Section 1001.5**

11. Remove the kitchen facilities in the 2<sup>nd</sup> unit to conform to a "guest house" designation for the structure. See Permit Requirements for additional information.

**Uniform Housing Code Section 1001.14**

#### PERMIT REQUIREMENTS

The property owner will prepare plans and specifications for submittal to the Building Inspection Dept. The plans should reflect the reinforcement of the foundation and the repairs to the exterior and interior including building, plumbing, electrical and mechanical, of the addition area attached to the garage

If the property owner chooses to use the addition area as storage the gas and electric meters must be removed and the gas lines capped off in an approved manner. The wall heater must be removed and the gas line capped off. The bathroom fixtures, and kitchen appliances and countertops are to be removed. All sewer connections removed and the sewer line at grade packed with concrete.

STATE OF CALIFORNIA     )  
  ) ss  
COUNTY OF SAN JOAQUIN   )

CITY OF LODI

**PROOF OF SERVICE  
MAILING**

I, Susan Schwippert, am employed by the City of Lodi, in the County of San Joaquin and am over the age of 18 years. My business address is:

Community Development Department  
221 W. Pine Street  
Lodi, CA 95240

On the 06 day of June, 2005, I mailed the attached **Notice and Order** to

**Wali Akbar ETAL at 707 El Capitan Dr., Lodi, CA 95242**, who is the

X owner of the property    ☐ resident of the property    ☐ OTHER - Describe  
located at **511 ½ Alicante, Lodi, CA.**

7004 1160 0000 1261 7527

Executed on June 6, 2005 at Lodi, California.

I, **Susan Schwippert**, declare under penalty of perjury that the foregoing is true and correct.

CITY COUNCIL

JOHN BECKMAN, Mayor  
SUSAN HITCHCOCK,  
Mayor Pro Tempore  
LARRY D. HANSEN  
BOB JOHNSON  
JOANNE L. MOUNCE

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
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COMMUNITY IMPROVEMENT DIVISION  
(209) 333-6823  
FAX (209) 333-6842

BLAIR KING  
City Manager

SUSAN J. BLACKSTON  
City Clerk

D. STEPHEN SCHWABAUER  
City Attorney

July 21, 2005

Wali Akbar ETAL  
707 El Capitan Dr.  
Lodi, CA 95242

**511 ALICANTE - REVIEW OF ISSUES UNDER APPEAL**

Mr. Akbar,

From our recent discussions regarding the items listed in the Notice and Order dated June 6, 2005, and what information we were able to gather through the review of the Residential Building Record that you provided from the S.J. County Assessor's Office, I would like to clarify the requirements for correcting the violations and bringing the property into compliance.

**Item 1.**

This pertains to the requirement of a foundation for the living unit that is attached to the back of the garage structure. Our review has found that the addition was done with permit in 1953, but the use of that addition was considered to be ancillary to the garage and not for use as living space. A foundation was required per the Uniform Building Code in effect at that time, but that was obviously missed during the inspection process. The lack of a required foundation is defined in the Uniform Housing Code as a substandard condition, and therefore we have required that a perimeter foundation be added in order to correct this condition. This is a requirement that is being contested through your appeal.

**Item 2.**

This pertains to the fact that the wood sill for the walls of that garage addition is at grade level, or lacks adequate clearance from the ground. Lack of adequate clearance is defined in the Uniform Housing Code as a substandard condition, as it contributes to the rapid deterioration and decay of the exterior siding and wall framing, as noted in our inspection of the structure. By providing the required foundation referenced in Item 1 of the Notice and Order, this condition will also be addressed as the new foundation will provide a raised stem wall to separate the wood sill from the grade level. This is also a requirement that is being contested through your appeal.

**EXHIBIT "B"**



July 21, 2005

Page 2 of 4

**511 ALICANTE - REVIEW OF ISSUES UNDER APPEAL**

**Item 3**

This pertains to the placement of a separate electrical service panel and meter on the addition to the garage structure. I have clarified with my staff that, while not currently allowed, the placement of meter panels and second meters on accessory structures was allowed during certain times in the past, most likely at the time when this meter was set. This Item is being dropped from the Notice and Order.

**Item 4**

You have agreed to remove and replace any deteriorated siding around the dwelling and detached garage building.

**Item 5**

This pertains to the current breezeway addition which connects the detached garage structure and the main dwelling. A review of the Assessor's Record that you provided, confirmed that the garage was indeed completely detached from the main dwelling and that the addition of a roofed breezeway to connect the two structures was made many years ago without permit. My review of the structure itself provided evidence that it was not a permitted addition due to the overall substandard method and condition of the breezeway's construction. As I have explained, at no time would a permit have been issued for such an addition as it is contrary to the Building and Planning Code requirements that a minimum of six-feet (6') be maintained between the main dwelling and the detached garage structure because of the garage's close proximity to the property line. This requirement is based upon maintaining adequate fire-separation between dwellings and the accessory structures that serve them that were allowed to be built on or in close proximity to the property line. Should there be a fire on an adjacent property, the garage structure is susceptible to damage due to its relation to the property line. By connecting the garage structure to the dwelling with this breezeway roof, the danger presented through a fire is then transferred to the dwelling and its occupants. As this has been explained to you, you have agreed to the removal of the roof structure in order to restore the required separation between the two structures and I have agreed to provide you with direction on how to construct a wall or fence between the two structures that will provide the privacy that you seek.

**Item 6**

Similar to what I have stated with Item 3, the placement of second gas meters was permitted at a time to serve accessory uses, and does not automatically convey that it is a second dwelling unit. Therefore, the gas meter does not have to be removed. This Item has been dropped from the Notice and Order.

**Item 7**

You have agreed to replace/rebuild the deteriorated water heater enclosure.

**Item 8**

You have agreed to make the necessary improvements to provide the required fire-resistant construction between the garage and the adjacent living space.

July 21, 2005

Page 3 of 4

**511 ALICANTE - REVIEW OF ISSUES UNDER APPEAL**

**Item 9**

You have agreed to repair/replace any hazardous, deteriorated or improper electrical wiring installations.

**Item 10**

You have agreed to obtain the necessary permit and allow inspection to legalize the installation of new wiring that may have been installed.

**Item 11**

This pertains to the use of a kitchen within the living space behind the garage. From the review of the Assessor's Records that you provided and the correspondence within our own file for this property, there has been adequate documentation to substantiate that the living space behind the garage is intended for use and allowed as an extension of the main dwelling and not as a separate dwelling unit. The placement or existence of a kitchen within this space violates this condition by creating the facilities for a second unit, hence the requirement that the kitchen facilities be removed. Through our discussion of this issue, you have agreed to eliminate the kitchen facilities.

In addition to the Items of the Notice and Order dated June 26, 2005, during my subsequent inspection of the unit, there were other conditions noted which we have discussed about correcting in order to bring the property into compliance. Those conditions are as follows:

**Heater Installation**

I noted that the wall furnace in the living area behind the garage was installed improperly and posed an immediate hazard. This indicates that it was installed without the required permit or inspections and would need to be permitted and installed properly. You have agreed to take care of this issue in the course of your renovation.

**Window on Property Line**

I also noted during my inspection of the living area behind the garage that in the bathroom area there is a window on the East wall, which is in close proximity to the property line. The window opening appears to be original to the construction of the addition. However, as it was constructed as additional storage to the garage building, there would not have been the same concern over fire-protection as there is now as the building is being used as living space. The Building Code restricts window openings in such close proximity to the property line, again as a fire-safety issue. My recommendation to you was to eliminate the window on that wall and either to provide a mechanical ventilation fan for the bathroom or relocate the window to the North wall. In our discussion of this issue, you agreed to make this correction.

All of these Items, with the exception of Items 1 & 2, represent fire, health and safety concerns which you have agreed to correct before allowing the detached living area to be reoccupied. In regards to Items 1 & 2, while they do not pose an immediate threat to health and safety, they are identified as substandard conditions which need to be addressed, as they present conditions which contribute to the deterioration of the structure.

July 21, 2005

Page 4 of 4

**511 ALICANTE - REVIEW OF ISSUES UNDER APPEAL**

Accordingly, I have offered to defer compliance on these two issues to a later date, either when the property is sold, refinanced or transferred to another party. This would be accomplished through the recordation of a Notice of Substandard Conditions through the San Joaquin County Recorder's Office.

One additional condition of this deferred compliance pertains to the deteriorated wood sill for the walls and the wall framing noted in Item 2. Because the wood sill and a portion of the wall framing is less than six-inches (6") from grade, pressure-treated wood framing material will need to be used to help fight against deterioration that is likely to occur in that situation.

From what I understand from our discussions on this matter, you are not in favor of having to make the corrections required in Item 1 (foundation) or Item 2 (grade separation) and you are not willing to accept the option of the deferral if it involves the recordation of a Notice against your property.

If that is indeed the case, then we will proceed with the appeal to the City Council, which is scheduled for August 3, 2005. Please be advised that through that appeal process, the City Council may order that the contested repairs required in Items 1 & 2 of the Notice be corrected now rather than later.

Please contact me at **333-6823** to discuss what I have outlined in this letter and advise whether I am correct in stating the issues that do not appear to be in contention and to possibly discuss further your options for compliance with those Items that are being contested.



Joseph Wood, Manager  
Community Improvement Division  
Acting-Community Development Director

cc: Robert Holdsworth  
Street File  
Noorul Akbar

CITY OF LODI

STATE OF CALIFORNIA     )  
                                      ) ss  
COUNTY OF SAN JOAQUIN   )

**PROOF OF SERVICE**  
***POSTING or PERSONAL SERVICE***

I, Joseph Wood, am employed by the City of Lodi, in the County of San Joaquin and am over the age

of 18 years. My business address is:

Community Development Department  
221 W. Pine Street  
Lodi, CA 95240

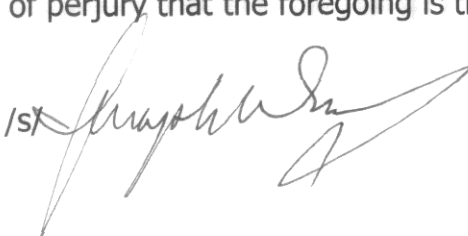
On the 22nd day of July, 2005, I ☒ posted ☐ personally served

the attached **Review of Appeal and Notice of Hearing** to

**the dwelling at 511 Alicante.**

Executed on July 22, 2005 at Lodi, California.

I, **Joseph Wood**, declare under penalty of perjury that the foregoing is true and correct.

/s/ 

CITY COUNCIL

JOHN BECKMAN, Mayor  
SUSAN HITCHCOCK,  
Mayor Pro Tempore  
LARRY D. HANSEN  
BOB JOHNSON  
JOANNE MOUNCE

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6702  
FAX (209) 333-6807  
cityclrk@lodi.gov

BLAIR KING, City Manager  
SUSAN J. BLACKSTON  
City Clerk  
D. STEPHEN SCHWABAUER  
City Attorney

August 4, 2005

Wali Akbar ETAL  
707 El Capitan Dr.  
Lodi, CA 95242

**RE: Resolution Denying the Appeal from Noorul Akbar Regarding the Requirements of a Notice and Order to Repair the Property Located at 511 Alicante (APN 031-200-16)**

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The Lodi City Council, at its meeting of August 3, 2005, adopted the enclosed resolution denying your appeal regarding the requirements of a Notice and Order to Repair the property located at 511 Alicante (APN 031-200-16) and requiring that two corrections to substandard housing conditions as called for in the Notice and Order to Repair (i.e. lack of an adequate foundation for the existing addition to the garage structure and lack of adequate separation between earth and wood) be deferred through the recordation of a Notice of Substandard Conditions with the San Joaquin County Recorder's Office.

Should you require further information or have any questions, please feel free to contact my office, or Community Development at (209) 333-6711.

Sincerely,



Susan J. Blackston  
City Clerk

SJB/JMP

Enclosure

cc: Community Development Department  
Follow-up

RESOLUTION NO. 2005-157

A RESOLUTION OF THE LODI CITY COUNCIL DENYING THE  
APPEAL FROM NOORUL AKBAR REGARDING THE  
PROPERTY LOCATED AT 511 ALICANTE (APN 031-200-16)  
AND REQUIRING THAT TWO CORRECTIONS TO  
SUBSTANDARD HOUSING CONDITIONS AS CALLED FOR IN  
THE NOTICE AND ORDER TO REPAIR BE DEFERRED  
THROUGH THE RECORDATION OF A NOTICE OF  
SUBSTANDARD CONDITIONS WITH THE SAN JOAQUIN  
COUNTY RECORDER'S OFFICE

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WHEREAS, notice thereof having been served and posted according to law, an affidavit of which is on file in the office of the City Clerk, a public hearing was held August 3, 2005, by the Lodi City Council to consider the appeal of Noorul Akbar regarding the requirements of a Notice and Order to Repair for the property located at 511 Alicante (APN 031-200-16).

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does deny the appeal from Noorul Akbar as called for in the Notice and Order to Repair for the property located at 511 Alicante (APN 031-20016) and further require that two corrections to substandard housing conditions as called for in the Notice and Order to Repair (i.e. lack of an adequate foundation for the existing addition to the garage structure and lack of adequate separation between earth and wood) be deferred through the recordation of a Notice of Substandard Conditions with the San Joaquin County Recorder's Office.

Dated: August 3, 2005

=====

I hereby certify that Resolution No. 2005-157 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 3, 2005, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Hitchcock, Johnson,  
and Mayor Beckman

NOES: COUNCIL MEMBERS – Mounce

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON  
City Clerk

CITY COUNCIL

JOHN BECKMAN, Mayor  
SUSAN HITCHCOCK,  
Mayor Pro Tempore  
LARRY D. HANSEN  
BOB JOHNSON  
JOANNE MOUNCE

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6702  
FAX (209) 333-6807  
cityclrk@lodi.gov

BLAIR KING, City Manager  
SUSAN J. BLACKSTON  
City Clerk  
D. STEPHEN SCHWABAUER  
City Attorney

July 21, 2005

MAILED CERTIFIED MAIL  
AND REGULAR U.S. POSTAL DELIVERY

Noor Ul Akbar  
707 El Capitan Drive  
Lodi, CA 95242

## **NOTICE OF CITY COUNCIL PUBLIC HEARING – August 3, 2005**

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This letter is to notify you that a public hearing will be held by the City Council on **Wednesday, August 3, 2005 at 7:00 p.m.**, or as soon thereafter as the matter can be heard, at the Carnegie Forum, 305 W. Pine Street, Lodi.

This hearing is being held to consider your appeal regarding the requirements of a Notice and Order to Repair for property located at 511½ Alicante (APN 031-200-16).

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

*Note: Written correspondence for the City Council may be mailed in c/o the City Clerk's Office, P.O. Box 3006, Lodi, CA 95241-1910, or delivered to the City Clerk at 221 West Pine Street, Lodi, California.*

Should you have any questions, please contact my office or Community Development at (209) 333-6711.

Sincerely,



Susan J. Blackston  
City Clerk

cc: Community Development Department

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Noor Ul Akbar  
707 El Capitan Drive  
Lodi, CA 95242

## 2. Article Number

(Transfer from service label)

7003 1010 0000 1575 8408

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-P-4081

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

Sajida Akbar

☐ Agent☐ Addressee

## B. Received by (Printed Name)

Sajida Akbar

## C. Date of Delivery

7/10/05

D. Is delivery address different from item 1?  
if YES, enter delivery address below:☐ Yes☐ No3. Service Type ☒ Return receipt requested☒ Certified Mail ☐ Express Mail☐ Registered ☐ Return Receipt for Merchandise☐ Insured Mail ☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes